

081.A

Map

0001

Block

0010.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 590,400 /

USE VALUE: 590,400 /

ASSESSed: 590,400 /

Total Card /

Total Parcel

590,400

590,400

590,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		GLENBROOK LN, ARLINGTON

OWNERSHIP

Owner 1:	RUDIN DANA M
Owner 2:	WEINBERG JUDY L
Owner 3:	
Street 1:	2 GLENBROOK LANE #10
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	AHMAD MARYAM & -
Owner 2:	HAYAT AHAD -
Street 1:	2 GLENBROOK LANE #10
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1987, having primarily Clapboard Exterior and 2289 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6052																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	590,400			590,400
Total Card	0.000	590,400			590,400
Total Parcel	0.000	590,400			590,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	257.93	/Parcel:	257.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	579,400	0	.		579,400	579,400	Year End Roll	12/18/2019
2019	102	FV	570,700	0	.		570,700	570,700	Year End Roll	1/3/2019
2018	102	FV	516,900	0	.		516,900	516,900	Year End Roll	12/20/2017
2017	102	FV	460,800	0	.		460,800	460,800	Year End Roll	1/3/2017
2016	102	FV	460,800	0	.		460,800	460,800	Year End	1/4/2016
2015	102	FV	370,900	0	.		370,900	370,900	Year End Roll	12/11/2014
2014	102	FV	351,900	0	.		351,900	351,900	Year End Roll	12/16/2013
2013	102	FV	347,200	0	.		347,200	347,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AHMAD MARYAM &	76146-145	1	11/12/2020		810,000	No	No		
LEE CYNTHIA,	59522-291		7/16/2012		386,000	No	No		
	18441-66		8/1/1987		199,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2016	996	New Wind	2,748		7/18/2016			Remove and replace
7/18/2012	903	Redo Bat	9,130					&REDO BMT F BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
1/9/2013	Info Fm Prmt	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aporo

2021

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.
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GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1987	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G14	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

CONDO INFORMATION

Location:	C - Corner View
Total Units:	
Floor:	1 - 1st Floor
% Own:	4.761899948
Name:	37 - 6052

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	2	0
Totals				
1		5	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		15.4	%

CALC SUMMARY

Basic \$ / SQ:	245.00
Size Adj.:	0.76212323
Const Adj.:	1.00000000
Adj \$ / SQ:	186.720
Other Features:	42551
Grade Factor:	1.10
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	697881
Depreciation:	107474
Depreciated Total:	590407

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	277.28	
Special Features:	0	Val/Su Net:	257.93	
Final Total:	590400	Val/Su SzAd	257.93	

MOBILE HOME Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 081.A-0001-0010.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,289	186.720	427,40	
Net Sketched Area:		2,289	Total:	427,40	
Size Ad	2289	Gross Are	2289	FinArea	228

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
03						
02						
89						

IMAGE

AssessPro Patriot Properties, Inc

